

MLS Listings County Summaries

Single Family Homes

February 2024

In **San Mateo County**, the median Single Family home cost \$1,884,444 and sold in 10 days for 105% of the list price based on 208 sales in February 2024

- Inventory was 295 up **2%** from January and down **-7%** from February 2023
- Average days on market (DOM) decreased 14 days from 41 to 27 or down **-34%**; median DOM was 10 days, a decrease of 10 days from the month before.
- Number of new listings for the month of February was up **7%** over January, up **17%** from February of last year
- Closed sales increased **45%** from January from 143 to 208, Closed sales up **16%** from February 2023

In **Santa Clara County**, the median Single Family home cost \$1,800,000 and sold in 8 days for 107% of the list price based on 447 sales in February 2024

- Inventory was 500 up **22%** from January and down **-17%** from February 2023
- Average days on market (DOM) decreased -4 days from 24 to 20 or down **-17%**; median DOM decreased -3 days from the month before.
- Number of new listings for the month of February was up **34%** over January, and up **18%** from February of last year
- Closed sales were up **25%** from January from 358 to 447, Closed sales were up **25%** from February 2023

In **Santa Cruz County**, the median Single Family home cost \$1,215,000 and sold in 15 days for 101% of the list price based on 67 sales in February 2024

- Inventory was 183 up **2%** from January and up **1%** from February 2023
- Average days on market (DOM) moved -2 days from 47 to 45 days or down **-4%**; median DOM (15 days) saw a decrease of -25 days from the month before.
- Number of new listings for the month of February was up **17%** from January, and up **9%** from February of last year
- Closed sales were up **16%** from January from 58 to 67, Closed sales were up **16%** from February 2023

In **Monterey County**, the median Single Family home cost \$853,000 and sold in 19 days for 100% of the list price based on 102 sales in February 2024

- Inventory was 334 up **3%** from January and down **-1%** from February 2023
- Average days on market (DOM) decreased by -5 days from 46 to 41 or down **-11%**; median DOM decreased -7 days from the month before.
- Number of new listings for the month of February was up **11%** from January, and down **-4%** from February of last year
- Closed sales increased **6%** from January from 96 to 102, Closed sales were unchanged from February 2023

In **San Benito County**, the median Single Family home cost \$780,000 and sold in 39 days for 99% of the list price based on 35 sales in February 2024

- Inventory was 95 up 8% from January and down -10% from February 2023
- Average days on market (DOM) decreased by -30 days from 70 to 40 or down -43%; median DOM decreased -15 days from the month before.
- Number of new listings for the month of February was up 9% over January, and up 24% from February of last year
- Closed sales were up 6% from January at 35, Closed sales were up 13% from February 2023

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